

SELECTED NOTICE FORMS (II)

The yellow highlights indicate the provisions required by statute. The turquoise highlights reveal the provisions added by the ACAJ that are not mentioned in the statute.

Notice of Material and Irreparable Breach Immediate Notice to Move

_____	_____
_____	_____
() _____	() _____
Tenant(s) name/address/phone	Landlord(s) or Agent's Name / Address / Phone

Notice Date: _____

You have violated your rental agreement. The violation(s) cannot be fixed. Your landlord wants you to move out now and return the keys immediately. The following is what happened, where it happened and when. Attach additional sheet(s) if needed.

_____.

An eviction action may be or has been filed against you. If an eviction action has been filed, you have the right to appear in court to dispute the eviction action. After an eviction action is filed, and in order to reinstate the lease, you may be required to pay damages, attorney fees, and court costs. After a hearing, the judge will decide if you have to move or if you can stay in the rental. If a judgment is entered against you, a Writ of Restitution (a court order to have you removed from the rental) may be issued between 12-24 hours from the date a judgment is signed.

Date: _____ Signature: _____

This notice is served by:
[] Hand delivery to (name): _____ who is the [] tenant [] occupant
[] By certified mail (mail receipt #): _____

This notice is given under A.R.S. § 33-1368(A). The laws about this notice are found in the Arizona Residential Landlord and Tenant Act. For more information on the Act, eviction actions, and your rights, please visit the Arizona Department of Housing website at <https://housing.az.gov>; the Maricopa County Justice Courts website at www.justicecourts.maricopa.gov, or AZLawHelp.org

**Notice of Health and Safety Violation(s)
5 Day Notice to Comply (Fix or Correct Problem)**

()	()
Tenant(s) Name / Address / Phone	Landlord(s) or Agent's Name / Address / Phone

Notice Date: _____

You have violated your rental agreement. The following is what happened, where it happened and when.
Attach additional sheet(s) if needed.

Your landlord may file an eviction action asking the judge to order you to move unless you do one of the following:

1. Fix the violation(s) within 5 calendar days of receiving* of this notice.
 2. Move out of the rental and **return the keys** to the landlord within 5 calendar days of receiving* this notice.
 3. Contact the landlord and settle this matter. It is best to get this agreement in writing signed by both you and the landlord.
- *If this notice was hand-delivered, you have 5 calendar days to act from the date you or members of your household received the notice. If this notice was sent by certified mail, you have 5 calendar days to act from the date you signed the postal service green card or 10 calendar days from the date the envelope was post-marked, whichever comes first.*

If you do not fix the violation(s), move out of the rental and return the keys, or settle this matter (it is best to get this agreement in writing), the landlord may file an eviction action. If an eviction is filed, you have the right to appear in court and dispute the eviction action. After an eviction action is filed, and in order to reinstate the lease, you may be required to pay damages, attorney fees, and court costs. After a hearing, the judge will decide if you have to move or can remain in the rental. If a judgment is entered against you, you may remain in the rental property only if the landlord agrees in writing to let you stay.

WARNING: If there is **another or similar violation** during the rest of the rental agreement, your landlord may give you a notice requiring you to move within 10 calendar days. If you do not move, the landlord may file an eviction action.

Date: _____ Signature: _____ [] Landlord [] Agent

This notice is served by:
[] Hand delivery to (name): _____ who is the [] tenant [] occupant
[] By certified mail (mail receipt #): _____

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